

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14382 of the President and Directors of Georgetown College, pursuant to Subsection 8207.2 of the Zoning Regulations, for special exceptions under Paragraph 3101.46 for modification and further development of the approved Georgetown University Campus Plan to construct a one story addition to the Concentrated Care Center to house the Magnetic Resonance Imager facility as part of the University Medical Center in an R-3 District at premises 3800 Reservoir Road, N.W., (Square 1321, Lot 1).

HEARING DATE: January 22, 1986

DECISION DATE: January 22, 1986 (Bench Decision)

FINDINGS OF FACT:

1. Georgetown University was established in 1789 under a charter granted to it by the Congress of the United States. It is an accredited university and authorized to confer degrees and qualifies as a university under the Zoning Regulations.

2. The premises affected are located at 3800 Reservoir Road, N.W. in an R-3 District.

3. Pursuant to Sub-section 8207.2 of the Zoning Regulations the applicant is requesting two special exceptions under Paragraph 3101.46. The first is a modification to the approved Campus Plan 1983-2000 A.D. and Beyond to indicate the location of an addition to the Concentrated Care Center (CCC) to house a Magnetic Resonance Imager (MRI) facility as part of the University Medical Center and the second is to permit further development of the Campus Plan pursuant to the proposed modification to permit the construction of the MRI facility.

4. Because the magnetic resonance technology was not yet developed when the campus plan was approved in BZA order No. 14021 effective December 30, 1983 the addition is not shown on the plan and therefore, a modification is requested. The modification will achieve one of the approved objectives that the Campus Plan was designed to accomplish, i.e. the provision of adequate and integrated medical facilities to serve the needs of the university and the community.

5. The MRI's construction at the subject site is necessary for the University to keep abreast of the latest technological advancements and to maintain the high standards of the school of medicine. Further, the MRI facility will provide the community with a major improvement in the diagnosis and treatment of patients. The facility will be the first one built in the city.

6. This project involves the construction of a one story enclosure of approximately 6,188 square feet on the campus of Georgetown University. The facility is centrally located on the Medical Center campus. The project will be located in the open courtyard of the northeast quadrant of the CCC podium level. There will be an above-grade corridor connecting the MRI facility to the CCC to provide patients with covered access between the buildings. The project will be completely internal to the Medical Center and will not be visible from adjoining residential properties.

7. The MRI facility will not involve radiation but does generate a high magnetic field. The location of the facility was carefully selected because certain clear distances must be maintained for the proper operation of the equipment and for the safety of persons with pacemakers and other medical implants. In March 1985, the University received the first Certificate of Need to build a MRI facility in the city.

8. The proposed Magnetic Resonance Imager will allow the Medical Center to examine a patient's brain, blood vessels or spine without injecting chemicals or exposing the body to radiation. The facility is especially helpful for diagnosing children and pregnant women. The MRI produces an image that is noticeably more detailed than the image produced by a CT scanner.

9. Several possible sites for the MRI facility were studied by the University. Sites within existing Medical Center buildings were rejected due to proximity problems. Underground locations were set aside due to very high construction costs and the negative impact on existing open space.

10. The MRI will be staffed by current Medical Center doctors, residents and other employees who are presently housed on the campus. In addition, four new jobs will be created by the facility (administrative support person, secretary and two technicians). Patients for the MRI will consist primarily of those that will already be at the Medical Center for diagnosis and treatment. There will be approximately eight to 12 patients of which approximately two will be new patients. An examination takes between six minutes to an hour to complete. There will not be an increase in student enrollment as a result of this project.

11. The MRI will initially operate between the hours of 7:30 A.M. and 5:00 P.M. on weekdays. The hours may be altered slightly as the facility becomes more efficient.

12. Paragraph 3101.46 of the Zoning Regulations provides in pertinent part that a college or university which is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity or sorority house proposed to be located on the campus of a college or university, is permitted as a special exception in a residential district, provided that:

13. The project is well within the campus boundaries and therefore, is not adjacent to any non-university owned properties or buildings. The building will be constructed of materials that provide sound insulation. Also, the proposed medical center uses are quiet and passive.

14. The proposed MRI facility will generate only a minimal amount of additional traffic. Parking will be provided in existing Medical Center parking areas including Socio-Energy Podium A.

15. In compliance with BZA Order No. 14021, the University is continuing to develop and implement a remedial traffic and parking proposal to limit the University traffic and parking impacts.

16. The floor area ratio of the campus including the projects previously approved by the Board and/or now under construction is 0.978. This project will add approximately 6,188 square feet of gross floor area to the campus thereby increasing the FAR for campus buildings within the R-3 District to 0.980, well within the 1.8 authorized.

17. In order No. 14021 the University previously filed its long-rang plans for developing the campus as a whole, showing the location, height, bulk, parking and loading facilities, and athletic and other recreational facilities. The plan also includes a description of all activities conducted or to be conducted on campus and of the capacity of all present and proposed campus development. Approval of the modification will not require additional parking, loading or recreational facilities on the campus.

18. Upon approval of the modification to the plan requested herein, the proposed MRI will be show on the plan in its approved location as an addition to the CCC. The CCC is show on the Campus Plan at its approved location.

19. No interim use is being requested in this application.

20. The Office of Planning, (OP) by memorandum dated January 15, 1986 and through testimony at the public hearing, recommended approval of both of the special exceptions. The OP noted that the modification to the Campus Plan was reasonable because the MRI facility could not have been foreseen and incorporated into the 1983 Campus Plan. The OP stated that the facility will not create objectionable noise, traffic or other objectionable impacts because it will be located internally to the campus, will not result in an increase in the student body, and will generate only a minimal amount of additional traffic. The facility will add 6,188 square feet of gross floor area to the campus thereby increasing the campus FAR for buildings located within the R-3 District to 0.980. This FAR is well within the 1.8 FAR authorized by the approved Campus Plan. The Board concurs with the reasoning and recommendation of the Office of Planning.

21. Pursuant to the Zoning Regulations the application was submitted to the Department of Public Works for its review and comment. No report was filed.

22. The Metropolitan Police Department, by memorandum dated December 30, 1985, recommended approval of the application. The Department noted that the proposed development is not expected to generate any substantial increase in the need for police services and that the Department is adequately prepared to provide the level of protection necessary so as to offer continued public safety to the community. The Board so finds.

23. By letter dated January 13, 1986 Advisory Neighborhood Commission 2E reported that it passed the following resolution:

The Board noted that the ANC report was untimely filed but waived the requirements for cause shown. The Board concurs with the reasoning and recommendation of the ANC.

24. There was no opposition at the public hearing or of record to the subject application.

CONCLUSIONS OF LAW AND OPINION:

Based on the record, the Board concludes that the applicant is seeking two special exceptions, the granting of which requires compliance with the requirements of Paragraph 3101.46 and that under Sub-section 8207.2 the relief requested can be granted as in harmony with the general purpose and intent of the Zoning Regulations and that it will not tend to affect adversely the use of neighboring property. The Board concludes that the applicant has met its burden of proof.


The Board concludes that the proposed modification to the previously approved Campus Plan will enable the applicant to better utilize its land and to meet its educational mission. The Board concludes that the proposed use is located so as not to become objectionable to neighboring property because of noise, traffic, number of students or other objectionable conditions. The total bulk of all buildings and structures on the campus does not exceed the gross floor area prescribed for the R-5-B District. The applicant has submitted a plan for developing the campus as a whole. The Office of Planning has reported favorably on the application. The Board further concludes that the application can be granted as in harmony with the general purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property.

The Board concludes that it has accorded to Advisory Neighborhood Commission 2E the "great weight" to which it is entitled. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 5-0 (William F. McIntosh, Lindsley Williams, Charles R. Norris, Paula L. Jewell and Carrie L. Thornhill to grant)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


EDWARD L. CURRY
Acting Executive Director

FINAL DATE OF ORDER: _____

30 MAY 1986

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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